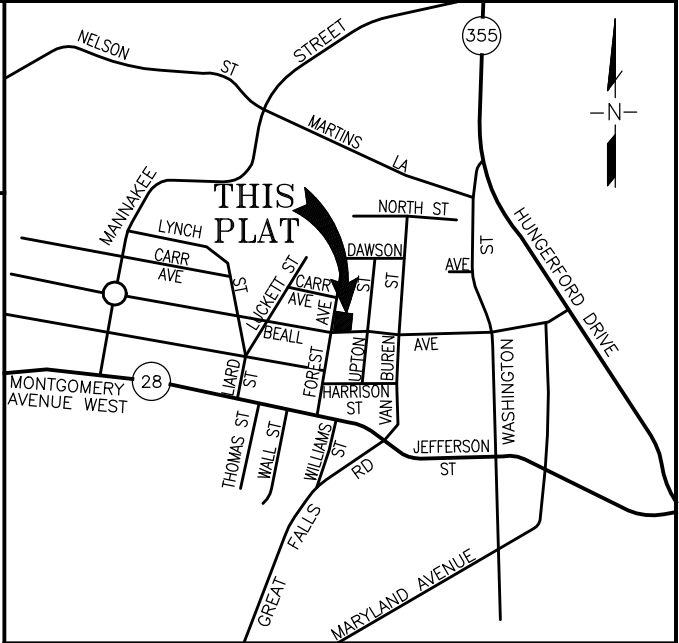


The Fire Marshal's office has no concerns with this plat.

Community Planning & Development Services
Received
02/02/2023

PLAT NO.



VICINITY MAP
SCALE: 1" = 2000'

FOREST AVENUE
50' R/W
(P.B. 1 PLAT NO. 10)

OWNER'S CERTIFICATE

WE, JOSEPH P. RICHARDSON AND CAROLYN K. KOCH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER, WE GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT", AS RECORDED IN LIBER 3834 AT FOLIO 457, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE, JOHN P. RICHARDSON AND CAROLYN K. HOCH, OUR SUCCESSORS, OR ASSIGNS WILL CAUSE PERMANENT PROPERTY CORNER MARKERS SHOWN THUS (—●—) TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 25.21.25 OF THE ZONING ORDINANCE OF CITY OF ROCKVILLE, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY EXCEPT AS SHOWN HEREON, AND THAT PARTY HAS INDICATED THEIR ASSENT TO THIS PLAT BY SIGNING BELOW.

| | | |
|--|------|---------|
| JOSEPH P. RICHARDSON | DATE | WITNESS |
| CAROLYN K. HOCH | DATE | WITNESS |
| MORTGAGER MORTGAGE ELECTRONICS REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRESIDENTIAL BANK, FSB., ITS SUCCESSORS AND ASSIGNS | DATE | WITNESS |

NOTES

1. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER. WATER CATEGORY 1 AND SEWER CATEGORY 1

2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE, AS OF THE DATE OF PLAT RECORDATION.

3. THE APPROVAL OF THIS PLAT IS CONTINGENT UPON THE AVAILABILITY OF PUBLIC WATER AND SEWER SERVICE.

4. THIS PROPERTY IS SHOWN ON TAX MAP R-123.

5. THIS PROPERTY IS SHOWN ON W.S.S.C. SHEET 218 NW 07.

6. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL THE LANDS CONVEYED BY ALTHEA A. HAROPULOS AND LAUREL A. BAILEY, PERSONAL REPRESENTATIVES OF THE ESTATE OF DOLORES B. HAROPULOS TO JOSEPH P. RICHARDSON AND CAROLYN K. HOCH BY A DEED DATED DECEMBER 18, 2020 AND RECORDED ON JANUARY 5, 2021 IN BOOK 61512 AT PAGE 06, ALSO BEING A RESUBDIVISION OF LOTS 8 AND 9, BLOCK 16, BEALL'S SUBDIVISION OF PART OF ROCKVILLE, AS RECORDED IN PLAT BOOK 1 AT PLAT NO. 10, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 20,861 SQUARE FEET OR 0.4789 ACRES NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THUS (—●—) ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 25.21.25 OF THE ZONING ORDINANCE OF THE CITY OF ROCKVILLE, MARYLAND.

| | |
|------|---|
| DATE | CHARLES T. GRIMSLEY PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 21392 EXPIRATION DATE: February 4, 2024 |
|------|---|

SUBDIVISION RECORD PLAT
LOT 41, BLOCK 16

(BEING A RESUBDIVISION OF LOTS 8, AND 9, BLOCK 16
BEALL'S ADDITION TO PART OF ROCKVILLE
PLAT BOOK 1 PLAT NO. 10)

BEALL'S ADDITION TO
PART OF ROCKVILLE

ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' FEBRUARY, 2023

LANDMARK ENGINEERING, INC.

13722 LAMBERTINA PLACE
ROCKVILLE, MARYLAND 20850
PHONE: (301) 230-5881
FAX: (301) 230-5884
CONSULTING ENGINEERS PLANNERS SURVEYORS



DCV
202128

AREA TABULATION

| | |
|-----------------|--------------------------------|
| LOT 8 | 12,643 SQ. FT. OR 0.2902 ACRES |
| LOT 9 | 8,218 SQ. FT. OR 0.1887 ACRES |
| TOTAL PLAT AREA | 20,861 SQ. FT. OR 0.4789 ACRES |

LEGEND
—●— IPF IRON PIPE FOUND
—○— RBCF REBAR W/CAP FOUND

SCALE: 1" = 20'

WITHOUT COMMITMENT AS TO INSTALLATION OF WATER, SEWER & STREETS

CITY OF ROCKVILLE PLANNING COMMISSION
APPROVED ON: _____
CHAIR CITY MANAGER

Recorded _____
Plat No. _____